

# ANNUAL REPORT

319 S. Cochran Ave.  
P.O. Box 746  
Charlotte, MI 48813  
(517) 541-1180; fax (517) 541-0269  
[www.hsmidmichigan.org](http://www.hsmidmichigan.org)  
[facebook.com/hsmidmichigan](https://facebook.com/hsmidmichigan)

2022



**HOUSING SERVICES**  
M I D M I C H I G A N



# A LETTER FROM THE DIRECTOR


Dear friends and supporters,

2022 was a year full of achievements and transitions. Housing Services' largest program to date, Covid Emergency Rental Assistance (CERA), allowed us to provide \$13.8 million in assistance to 3,205 households, both record numbers for this agency. When the Covid-related grants came to an end in September, Housing Services Mid Michigan (HSMM) staff faced new challenges due to limited funding and changing grant guidelines. The largest transition was with our Eviction Prevention Program. When CERA ended in September, the future of those experiencing an eviction was unknown. HSMM's ability to provide eviction assistance declined from 12 months of assistance to only 3 months. We attempted to prepare our clients for the rental assistance to end, and we knew the eviction rate would climb dramatically.

As we moved toward some normalcy after the pandemic, our clients were given the option of completing appointments over the phone or in person. It benefits our staff to be able to work with clients face to face, helping to increase understanding and build a relationship. Additionally, HSMM made several improvements by strengthening new staff training and updating employee policies to ensure a more productive environment. Hiring new staff has been difficult post pandemic but we were able to hire some of the outstanding members of our temporary CERA staff into permanent positions. It has taken extra time to hire but the staff that were chosen are doing well and thriving.

HSMM became a part of two very important initiatives that will have long term effects on our clients. First, work has begun on assessing the racial disparities in Eaton County's homeless system. The goal is to improve racial equity by evaluating Eaton County-specific statistics of who received services and the outcomes. The second initiative is working toward improving landlord engagement and participation in our community's housing programs. I sit on an action team that is working toward educating landlords and researching reasons why some landlords choose to not participate in housing programs. The work on both of these initiatives will be ongoing into 2023. I look forward to the progress that will be made since they are so important to the work that we do and the success of our clients. Great things are happening!

Best wishes,  
Christie



# MISSION

Opening Doors for People in Our Community

## Our Vision

Housing Services Mid Michigan strives to accomplish this mission by assisting low to moderate income individuals and families fulfill their need for affordable, safe, and sanitary housing through participation in federal, state, and local programs and services. By coordinating such programs along with local providers, Housing Services Mid Michigan works to provide a “continuum of care” approach to better serve the diverse needs of program participants and encourage their economic self-sufficiency.

## EATON AND CLINTON HOMELESSNESS

In 2022, 645 people were literally homeless in the Eaton, Clinton, and Ingham County area. This does not include people who were “couch-surfing,” i.e., staying with friends or family.

For our counties, these numbers represent a 41.6% increase from 2021’s numbers, even as numbers for the State of Michigan increased by 25% and nationally numbers increased by .3%.

During 2022, children (newborn to age 17) accounted for nearly 27% of our area’s homeless population.

In Eaton and Clinton Counties, women made up 60% of the literally homeless population, a reversal of national trends in which men make up just over sixty percent of the homeless population.

Nearly one-third (30%) of all individuals experiencing homelessness in 2022 had chronic patterns of homelessness.

National numbers showed that over 30,090 unaccompanied youth experienced homelessness on any given night in 2022.

*Source: The U.S Department of Housing and Urban Development, unless otherwise noted.*

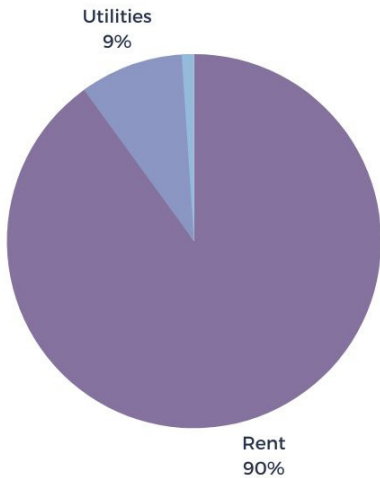
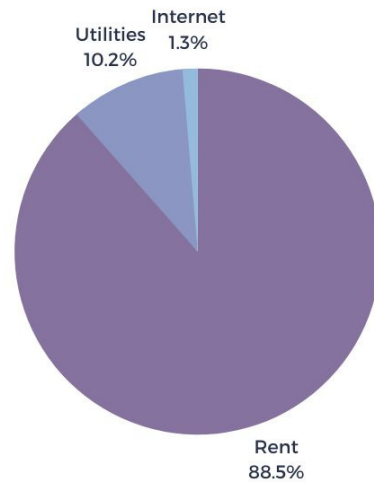
# COVID EMERGENCY RENTAL ASSISTANCE (CERA)

The CERA program was created to help those who have experienced a hardship due to the pandemic. HSMM was able to provide assistance with past due rent and utilities to residents of Clinton and Eaton counties. Since many people have experienced a financial hardship, the demand for this program was huge.

## EATON COUNTY

There were 2,503 households approved for CERA assistance during the duration of the program.

Rent: \$9,674,852.44  
Utilities: \$1,113,200.50  
Internet: \$145,162.18  
**TOTAL: \$10,933,215.12**



## CLINTON COUNTY

There were 702 households approved for CERA assistance during the duration of the program.

Rent: \$2,580,574.80  
Utilities: \$288,978.07  
Internet: \$34,220.00  
**TOTAL: \$2,903,772.87**

# \$13.8M

Total for Eaton Co and Clinton Co  
\$13,836,987.99

# 3,205

Total Households Served in  
Eaton Co and Clinton Co

# Transition from Covid Funding

The influx of Covid-related funding had a large impact on Clinton and Eaton rental communities. HSMM's largest rental program CERA ended in September causing a major transition in the amount of rental assistance being provided. HSMM was still able to provide assistance with a reduced amount and more restrictive guidelines.

This caused the eviction rate to rise in both counties. Using eviction trends from the end of 2022, post-CERA, we are projecting our eviction cases will more than double in comparison with pre-Covid eviction numbers. HSMM received Housing Stability funds to continue case management services with those who were facing an eviction. Even with these funds, HSMM's staff was reduced.

## MAINSTREAM VOUCHERS

### Special Funding

HSMM received \$106,000 in Special Administration Cares Act funding to assist our voucher holders obtain and retain housing. This funding assists with security deposit, damage mitigation, and landlord incentives to assist hard to house households.

### Elite/Emphasis Software implementation

HSMM invested in a new software tracking system to manage the Mainstream Voucher Program. With the implantation, it has allowed us to organize and monitor client data more efficiently. It will provide more consistency and accuracy in financial assistance and allow for more case management time to service our clients.



# HSMM DATA

In 2022, HSMM provided case management for 1265 adults and 717 children and assisted a total of 988 households. This assistance was provided throughout the Tri-County Area and included:

224 Homeless      37 PSH households  
151 Evictions      158 Relocations  
2 Foreclosures      19 Home Buyer Ed  
139 Offender Success households  
172 Mainstream Voucher households

## 2022 Board Members

Sean Cotter, President  
Julie Hales-Smith, Vice President  
Richard Ballard, Secretary  
James Dexter, Treasurer  
Sarah Adams  
Robert Brown  
Thomas Fuller  
Susan Hoffman  
Jessica Maas  
Levi Martin  
Tom Reich  
Emma Swinton  
Christie Harry, Ex-Officio

## Total Support and Revenue

Total Expenses:  
\$9,650,187

Total Assets:  
\$1,124,599

Total Revenue & Other Supports  
\$9,661,190

Housing Services Mid Michigan utilizes qualified staff to coordinate its services and ensure that clients have access to other agencies and programs. All services are subject to funding availability.

HSMM is a 501(c)3 non-profit corporation.

Donations may be made directly to HSMM and may be tax deductible.

# **Unknown Future of Funding**

Covid-related funding ended in September of 2022. HSMM's pre-Covid funding was declining, leading to concerns of whether the need for emergency housing assistance will be met. We will need the support of our communities to continue to provide a high level of assistance.

## **Fundraising**

### **Thank you to all our donors and Eaton Community Bank!**

**November is Homeless Awareness Month and Eaton Community Bank has graciously taken the position as our lead sponsor for fundraising during this month.**

**Donations  
may also be  
made via our  
webpage.**

#### **Annual Giving Campaign**

Please Assist HSMM in Preventing Homelessness

You may make a donation directly  
to **HSMM** by mailing a check to:

**PO Box 746  
Charlotte, MI 48813**

#### **Give for long term sustainability!**

HSMM has an endowment managed by the Eaton County Community Foundation. To donate to our endowment, you can make a check out to the Eaton County Foundation (*remember to put HSMM in the memo line*) and mail it to PO Box 294, Charlotte MI, 48813. Your contribution may qualify for federal tax credits.

# 2022's Invaluable Sponsors and Donors

## HSMM extends a special "Thank You" to our 2022 Sponsors and Donors

AgroLiquid, St. Johns  
Capitol Communications Systems, Lansing  
CouponChief.com LLC, Incline Village, NV  
Eagles Auxiliary Aerie #3552, Charlotte  
Eaton Community Bank, Charlotte  
First Congregational Church, Charlotte  
First Lutheran Church, Charlotte  
First National Bank of America, East Lansing  
Hope Landing, Charlotte  
Knights of Columbus #7311, Grand Ledge  
Lansing Common Football Club  
Meijer, Grand Rapids  
Michigan Fitness Foundation, Grand Rapids  
Professional Mentor Associates, Eaton Rapids  
St John's Lutheran Women's Guild, St. Johns  
State Farm Insurance, Robert Wilson, Potterville  
West Carmel Congregational Church, Charlotte

Richard Ballard, East Lansing  
Sheri Barnhart, Mountain Home, AZ  
Diana Benjamin, Sunfield  
Robert Brown, Grand Ledge  
Maxine Davis, Charlotte  
Tom Fuller, Charlotte  
Julie Hales-Smith, East Lansing  
Susan Hoffman, Grand Ledge  
Karen Johnson, Eagle  
Erika Loveall, Lansing  
Levi Martin, Arlington, VA  
Patricia Mauk, Charlotte  
Wayne & Diane Mavis, Lansing  
Scott & Kathy McLeod, Charlotte  
Denise Miles, Allendale, MI  
Carol Monroe, Charlotte  
Claire Munro, Owosso  
Ramanamurthy Pamidighantam, Ann Arbor  
Carole Reynaert, Lansing  
Aaron Stevens, Dewitt  
William & Carol Yerkes, Charlotte



Housing Services Mid Michigan  
319 South Cochran Avenue  
PO Box 746  
Charlotte, MI 48813  
Phone: (517) 541-1180  
Fax: (517) 541-0269  
[www.hsmidmichigan.org](http://www.hsmidmichigan.org)

It shall be the policy of Housing Services Mid Michigan to provide equal membership, employment, and service opportunities to all eligible persons without regard to race, religion, color, national origin, citizenship, membership in any labor organization, age, sex, gender, gender identity, gender expression, marital status, parental status, political affiliation, and for employment only, height, weight, and arrest record.